HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: A.W. Webster House

Address: 317 ONTARIO AVE

City, County: Park City, Summit County, Utah

Current Owner Name: BRAINARD BRADLEY & CATHERINE H/W (JT)

Current Owner Address: 3150 E CERRADA LOS PALITOS, TUCSON, AZ 85718

Legal Description (include acreage): LOT 28 BLK 54 AMENDED PLAT OF THE 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>
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</thead>
<tbody>
<tr>
<td>building(s), main</td>
<td>Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
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<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>
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<tr>
<td>building(s), accessory</td>
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<td></td>
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<tr>
<td>structure(s)</td>
<td>*National Register of Historic Places: ☐ ineligible ☐ eligible</td>
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<tr>
<td>☐ listed (date: )</td>
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</table>

3 DOCUMENTATION

Photos: Dates
☒ tax photo: c. 1940
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☒ abstract of title
☒ tax card
☐ original building permit
☒ sewer permit
☒ Sanborn Maps
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☒ obituary index
☐ LDS Family History Library
☐ USHS Architects File
☒ city/county histories
☐ personal interviews
☐ Utah Hist. Research Center
☐ USHS Preservation Files

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor type / Victorian-Vernacular style

No. Stories: 1 ½

Additions: ☐ none ☐ minor ☑ major (describe below) Alterations: ☐ none ☐ minor ☑ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008
General Condition of Exterior Materials:

☐ 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: Rear steps with deck and hot tub lead from Ontario Avenue to the rear of the house.

Foundation: The foundation appears to be concrete.

Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding and corner boards. The full-width dropped hipped-roof porch is supported by turned posts with a full balustrade.

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.

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 structure was generally described in the 1984 National Register nomination form (see Utah State Historical Society, Structure/Site Form, 1984).

Subsequent alterations are significant. It appears as though the exterior siding is new material milled to match what was there originally. The porch posts have been altered from the simple square posts described in the 1984 NR nomination. Also, the balustrade has been added. The rear shed extension appears to have been removed or altered and the rear plane is not obscured by a large nearly full-width flat dormer. These changes significantly diminish the historic 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 0.04 acres and the lot drops severely from east to west. The house sits well below finished road grade (Ontario Avenue) and is accessed by exterior steps and a deck. Landscaping is informal and includes grasses and thick shrubs. The physical environment does not appear to have been significantly altered over time.

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 the typical Park City mining era home—simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, restrained ornamentation, and plain finishes—have been altered and/or removed 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 Hall-Parlor house form is the earliest type to be built in Park City and 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.
5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1885

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: South elevation. Camera facing north, 1983.
Photo No. 5: Northwest oblique. Camera facing southeast, 1983.
Photo No. 3: Southwest oblique. Camera facing northeast, 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 235 Street No. 217 Morro Ave

Schedule 1 Class 3 Type 1-3 Cost $1,184

<table>
<thead>
<tr>
<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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No. of Rooms 4

Condition

Description of Building

Foundation—Stone Conc. None  14
Ext. Walls—Sid. 4th
Insulated—Floors Walls Clgr.
Roof—Type G.P.
Dormers—Small Med. Lg.
Bays—Small Med. Lg.
Porches—Front
Rear
Cellar—Basmt. 1/4 1/2 1/4 1/4 full-floor.
Basement Apts.—Rooms Fin.
Attic Rooms—Fin. Unfin.
Plumbing—Class 1
tan. Trays
Basin—Sink. Toilets
Urses—Fire Shrs.
Dishwasher—Garbage Disp.
Heat—Stove H. A. Steam. S. Bld.
Oil Gas Coal
Air Conditioned Incinerators
Radiant—Pipeless
Finish—Hd. Wd. Floors Hd. Wd.
Fin.
Cabinets Mantels
Tile—Walls Wainscot.
Floors
Lighting—Lamp Drops Fix.

Total Additions and Deductions 322 306 1081

Net Additions or Deductions -306 +16

REPRODUCTION VALUE $1,184

Age 11/2 Yrs. by Est. Owner Tenant
Depr. 6/12
Records
Reproduction Val. Minus Depr. $1,224
Remodeled 6
Cost $ Remodeling Inc. % $
Garage S C Depr. 2% 3%
Obsolescence
Cars Walls
Out Bldgs.
Roof Size x Age
Floor Cost Depreciated Value Garage

Remarks

Total Building Value

Appraised 10/29 1949 By CAO A.J.
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<th>Age</th>
<th>Size</th>
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Form T. C. 74
State of Utah - State Tax Commission
Location: Block 54 P9, R4 of lot 28 (Rossie Hill)  
Kind of Bldg: Res  
St. No: 317 Ontario Ave
Class:  
Type: 1 2 3 4. Cost: $1090

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<th>Stories</th>
<th>Dimensions</th>
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</table>

Gar.-Carport x x Fir. Walls Cl.

Description of Buildings

Foundation—Stone Conc. None
Ext. Walls
Insulation—Floors Walls Clgs.
Roof Type
Dormers—Small Med. Large
Bays—Small Med. Large
Porches—Front
Rear
Porch

Metal Awnings Mtl. Rail
Basement Entr.
Planters

Cellar-Bsmnt. 1/4 1/2 1/3 1/4 Full Floor

Attic Rooms Fin. Unfin.

Class Tub Trays
Basin Sink Toilet
Wtr. Sfr. Shr. St. 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. S.

Salvage $100 10-31-28

Total Additions

<table>
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<tr>
<th>Year Built</th>
<th>Avg. Age</th>
<th>Reproduction Value</th>
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<tr>
<td>Inf. by: Owner Tenant Neighbor Record Est.</td>
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<tr>
<td>Remodel Year</td>
<td>Est. Cost</td>
<td>Bldg. Value</td>
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<td>Garage—Class Depr. 2% 3% Carport—Factor</td>
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<tr>
<td>Cars Floor Walls Roof Doors</td>
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<tr>
<td>Size x x Age Cost x</td>
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<td>Other</td>
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Total Building Value $1265

Appraised 5-15-37 By 1302
Structure/Site Information Form

Street Address: 317 Ontario  
Park City, Summit County, Utah  
UTM: 12 458370 4498990

Name of Structure: A. W. Webster House  
TRS: PC 455

Present Owner: Mr. and Mrs. Carl Redlin  
Owner Address: 5413 South 1900 West, Roy, Utah 84067

Year Built (Tax Record):  
Effective Age:  
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.

Original Owner: probably A. W. Webster  
Construction Date: c. 1885  
Demolition Date:

Original Use: Residence  
Present Use:

Building Condition: □ Excellent  □ Good  □ Deteriorated  
Integrity: □ Site  □ Ruins  □ Unaltered  □ Minor Alterations  □ Major Alterations

Preliminary Evaluation: □ Significant  □ Contributory  □ Not Contributory  □ Not of the Historic Period

Final Register Status: □ National Landmark  □ District  □ National Register  □ Multi-Resource  □ State Register  □ Thematic

Photography: Date of Slides: 1983  
Slide No.:  
Date of Photographs: 1983  
Photo No.:  
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
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.

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 Sincoc (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).